

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

WESTERN DISTRICT OF TEXAS, AUSTIN DIVISION

Case number (if known)

Chapter

**11**☐ Check if this an amended filing

## Official Form 201

**Voluntary Petition for Non-Individuals Filing for Bankruptcy**

04/20

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name **TBOTG Development, Inc.**

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and *doing business as* names

**DBA The Bluffs on the Guadalupe**

3. Debtor's federal Employer Identification Number (EIN) **92-3823801**

4. Debtor's address

Principal place of business

Mailing address, if different from principal place of business

**3400 Oakmont Blvd  
Austin, TX 78703**

Number, Street, City, State &amp; ZIP Code

P.O. Box, Number, Street, City, State &amp; ZIP Code

**Travis**  
County

Location of principal assets, if different from principal place of business

**11529 FM 306 New Braunfels, TX 78132**  
Number, Street, City, State & ZIP Code

5. Debtor's website (URL) **www.bluffsonguad.com**

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))☐ Partnership (excluding LLP)☐ Other. Specify: \_\_\_\_\_

Debtor **TBOTG Development, Inc.**  
Name

Case number (if known)

**7. Describe debtor's business** A. *Check one:*

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☐ None of the above

B. *Check all that apply*

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.  
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

6552**8. Under which chapter of the Bankruptcy Code is the debtor filing?** *Check one:*

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. *Check all that apply:*

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11.** If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

- ☒ No.
- ☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

Debtor **TBOTG Development, Inc.**  
Name

Case number (if known)

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?
- ☒ No  
☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor Relationship  
District When Case number, if known

11. Why is the case filed in this district?

Check all that apply:

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

☒ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention?** (Check all that apply.)

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard?

☐ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other

**Where is the property?**

Number, Street, City, State & ZIP Code

**Is the property insured?**

☐ No

☐ Yes. Insurance agency

Contact name

Phone

### Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

☒ 1-49

☐ 50-99

☐ 100-199

☐ 200-999

☐ 1,000-5,000

☐ 5001-10,000

☐ 10,001-25,000

☐ 25,001-50,000

☐ 50,001-100,000

☐ More than 100,000

15. Estimated Assets

☐ \$0 - \$50,000

☐ \$50,001 - \$100,000

☐ \$100,001 - \$500,000

☐ \$500,001 - \$1 million

☐ \$1,000,001 - \$10 million

☒ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

16. Estimated liabilities

☐ \$0 - \$50,000

☐ \$1,000,001 - \$10 million

☐ \$500,000,001 - \$1 billion

Debtor	<b>TBOTG Development, Inc.</b>	Case number <i>(if known)</i> _____
	Name	
	<input type="checkbox"/> \$50,001 - \$100,000 <input type="checkbox"/> \$100,001 - \$500,000 <input type="checkbox"/> \$500,001 - \$1 million	<input checked="" type="checkbox"/> \$10,000,001 - \$50 million <input type="checkbox"/> \$50,000,001 - \$100 million <input type="checkbox"/> \$100,000,001 - \$500 million
		<input type="checkbox"/> \$1,000,000,001 - \$10 billion <input type="checkbox"/> \$10,000,000,001 - \$50 billion <input type="checkbox"/> More than \$50 billion

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Debtor **TBOTG Development, Inc.**  
Name

Case number (if known)

**Request for Relief, Declaration, and Signatures****WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **April 16, 2024**  
MM / DD / YYYY**X /s/ William T. Koriath**  
Signature of authorized representative of debtor  
  
Title **President****William T. Koriath**  
Printed name**18. Signature of attorney****X /s/ Kell C. Mercer**  
Signature of attorney for debtorDate **April 16, 2024**  
MM / DD / YYYY**Kell C. Mercer**  
Printed name**Kell C. Mercer, P.C.**  
Firm name**901 S Mopac Expy Bldg 1 Ste 300**  
**Austin, TX 78746**  
Number, Street, City, State & ZIP CodeContact phone **(512) 627-3512**Email address **kell.mercer@mercerc-law-pc.com****Tex. Bar No. 24007668**  
Bar number and State

**UNANAMOUS WRITTEN CONSENT RESOLUTIONS  
OF SOLE DIRECTOR AND SOLE VOTING SHAREHOLDER OF**

**of**

**TBOTG Development, Inc.**

April 14, 2024

The below signed sole Director, William Koriath, and sole voting shareholder, Whitewater Casitas, LLC, each in respect of TBOTG Development, Inc. (the “**Company**”), do hereby approve and adopt the following consent resolutions:

**RESOLVED**, that in the judgment of the sole Director and the sole voting shareholder, it is desirable and in the best interests of the Company, its creditors, shareholders and other interested parties, that the Company be authorized and empowered to file, at such time as it is deemed necessary by the appropriate officer of the Company, a petition for relief (the “Petition”) under Chapter 11 of Title 11 of the United States Code (the “Bankruptcy Code”) in the United States Bankruptcy Court for the Western District of Texas, Austin Division (the “Bankruptcy Court”); and it is further

**RESOLVED**, that William Koriath, the President of the Company, is hereby authorized, directed and empowered, on behalf of and in the name of the Company, (i) to execute and verify the Petition and cause the Petition to be filed with the Bankruptcy Court and (ii) to perform any and all such acts as are reasonable, advisable, expedient, convenient, proper and necessary to effect any of the foregoing; and it is further

**RESOLVED**, that William Koriath, the President of the Company, is authorized, directed and empowered, on behalf of and in the name of the Company, to execute, verify and file or cause to be filed all other reasonable and customary applications, schedules, lists, motions and other papers and documents; and it is further

**RESOLVED**, that William Koriath, the President of the Company, is hereby authorized, directed and empowered to open any new bank accounts, as needed, to be designated as "Debtor-in-Possession" bank accounts pursuant to the filing of the petition under Chapter 11 of the Bankruptcy Code, and to include William Koriath, the President of the Company as the signing party on such accounts, as representative of the Company; and it is further


**RESOLVED**, that William Koriath, the President of the Company, has previously been authorized, directed and empowered to retain on behalf of the Company, Kell C. Mercer and the law firm of Kell C. Mercer, P.C. as bankruptcy counsel, to represent the Company in the aforesaid Chapter 11 bankruptcy case and all other related matters in connection therewith and such other terms and conditions as the officers shall deem advisable. That decision is hereby memorialized and ratified; and it is further

**RESOLVED**, that William Koriath, the President of the Company, is authorized and empowered, for and on behalf of the Company, to execute and file all such instruments and documents, to make all payments, to enter into all agreements and to do or cause to be done all acts and things that may be necessary or appropriate to carry out the purposes of the foregoing resolutions.

Dated this 4/14/2024.

DocuSigned by:  
  
3E1FAB4ABF2B4ED  
William Koriath  
Director  
TBOTG Development, Inc.

Whitewater Casitas, LLC

DocuSigned by:  
  
3E1FAB4ABF2B4ED  
By: William Koriath  
Its: Manager  
Sole Voting Shareholder of  
TBOTG Development, Inc.

**Fill in this information to identify the case:**Debtor name **TBOTG Development, Inc.**United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS, AUSTIN DIVISION

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filingOfficial Form 202**Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

**Declaration and signature**

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ Amended Schedule \_\_\_\_\_
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **April 16, 2024****X /s/ William T. Koriath**

Signature of individual signing on behalf of debtor

**William T. Koriath**

Printed name

**President**

Position or relationship to debtor



**Fill in this information to identify the case:**Debtor name **TBOTG Development, Inc.**United States Bankruptcy Court for the: **WESTERN DISTRICT OF TEXAS,  
AUSTIN DIVISION**

Case number (if known): \_\_\_\_\_

☐ Check if this is an  
amended filing**Official Form 204****Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders****12/15**

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Winstead PC 500 Winstead Building 2728 N. Harwood Street Dallas, TX 75201						\$21,248.00
Latuya Construction, LLC 191 E Faust New Braunfels, TX 78130						\$19,915.00
Pharis Design, Inc. 2525 S Lamar Blvd Unit 4 Austin, TX 78704						\$10,842.50
KOM Productions, LLC 915 West South Street Leander, TX 78641						\$4,140.56
LiveView Technologies, Inc. P.O. Box 17853 Denver, CO 80217-5782						\$3,240.00
Nash Brothers Land Services LLC 501 Mussey Road Dripping Springs, TX 78620						\$2,905.25
Kinney Landscape Services, LLC 371 Inspiration Drive New Braunfels, TX 78130						\$2,664.00

Debtor **TBOTG Development, Inc.**  
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Erickson Demel & Associates, PLLC 7800 N Mopc Expy Ste 215 Austin, TX 78759						\$2,600.00
Alpha Mobile Restrooms 222 Hutchison Street San Marcos, TX 78666						\$1,529.69
Gilbreath Outdoor Advertising P.O Box 1264 Friendswood, TX 77549-1264						\$695.00
Hideout On The Horseshoe, LLC 11860 FM 306 New Braunfels, TX 78132		Improper and Disputed Derivative Litigation Claims brought by Whitewater Investment Partners, LLC	Contingent Unliquidated Disputed Subject to Setoff			
Kona Coast Venture, Ltd. c/o Kona Coast, LLC 11860 FM 306 New Braunfels, TX 78132		Improper and Disputed Derivative Litigation Claims brought by Whitewater Investment Partners, LLC	Contingent Unliquidated Disputed Subject to Setoff			
Oxbow Land Partners, LLC 11860 FM 306 New Braunfels, TX 78132		Improper and Disputed Derivative Litigation Claims brought by Whitewater Investment Partners, LLC	Contingent Unliquidated Disputed Subject to Setoff			
Whitewater Investment Partners, LLC c/o Ross Spence Spence, Desenberg & Lee, PLLC 1770 St James Place, Ste 625 Houston, TX 77056		Disputed Litigation Claims	Contingent Unliquidated Disputed Subject to Setoff			

Debtor **TBOTG Development, Inc.** Case number (if known) \_\_\_\_\_  
Name

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Whitewater Sports, LLC 11860 FM 306 New Braunfels, TX 78132		Improper and Disputed Derivative Litigation Claims brought by Whitewater Investment Partners, LLC.	Contingent Unliquidated Disputed Subject to Setoff			

**Fill in this information to identify the case:**

Debtor name **TBOTG Development, Inc.**

United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS, AUSTIN DIVISION

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing

**Official Form 206Sum**  
**Summary of Assets and Liabilities for Non-Individuals**

12/15

**Part 1: Summary of Assets**

1. **Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)

1a. <b>Real property:</b> Copy line 88 from <i>Schedule A/B</i> .....	\$ <u><b>32,100,000.00</b></u>
1b. <b>Total personal property:</b> Copy line 91A from <i>Schedule A/B</i> .....	\$ <u><b>3,896,538.06</b></u>
1c. <b>Total of all property:</b> Copy line 92 from <i>Schedule A/B</i> .....	\$ <u><b>35,996,538.06</b></u>

**Part 2: Summary of Liabilities**

2. <b>Schedule D: Creditors Who Have Claims Secured by Property</b> (Official Form 206D) Copy the total dollar amount listed in Column A, <i>Amount of claim</i> , from line 3 of <i>Schedule D</i> .....	\$ <u><b>22,815,227.37</b></u>
3. <b>Schedule E/F: Creditors Who Have Unsecured Claims</b> (Official Form 206E/F)	
3a. <b>Total claim amounts of priority unsecured claims:</b> Copy the total claims from Part 1 from line 5a of <i>Schedule E/F</i> .....	\$ <u><b>0.00</b></u>
3b. <b>Total amount of claims of nonpriority amount of unsecured claims:</b> Copy the total of the amount of claims from Part 2 from line 5b of <i>Schedule E/F</i> .....	+\$ <u><b>69,780.00</b></u>
4. <b>Total liabilities</b> ..... Lines 2 + 3a + 3b	\$ <u><b>22,885,007.37</b></u>

**Fill in this information to identify the case:**Debtor name **TBOTG Development, Inc.**United States Bankruptcy Court for the: **WESTERN DISTRICT OF TEXAS, AUSTIN DIVISION**

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 206A/B****Schedule A/B: Assets - Real and Personal Property**

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

**Part 1: Cash and cash equivalents****1. Does the debtor have any cash or cash equivalents?**☐ No. Go to Part 2.☒ Yes Fill in the information below.**All cash or cash equivalents owned or controlled by the debtor****Current value of debtor's interest****3. Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. **First Texas Bank, Georgetown, Texas****Checking****4124****\$51,900.00**3.2. **First Texas Bank, Georgetown, Texas****Checking****4165****\$1,000.00**3.3. **First Texas Bank, Georgetown, Texas****Checking****4140****\$1,000.00****4. Other cash equivalents (Identify all)**4.1. **Escrow Fund from Property Closings****\$883,512.91**4.2. **Standby Letter of Credit****\$2,135,543.00****5. Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

**\$3,072,955.91****Part 2: Deposits and Prepayments****6. Does the debtor have any deposits or prepayments?**

Official Form 206A/B

Schedule A/B Assets - Real and Personal Property

page 1

Debtor **TBOTG Development, Inc.** Case number (If known) \_\_\_\_\_  
Name

- ☐ No. Go to Part 3.  
☒ Yes Fill in the information below.

7. **Deposits, including security deposits and utility deposits**  
Description, including name of holder of deposit

7.1. **KOM Productions, LLC Trail Maintenance Pre-Payment** **\$2,706.25**

7.2. **Canyon Lake Water Service - Water Service Fees** **\$461,500.00**

8. **Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent**  
Description, including name of holder of prepayment

9. **Total of Part 2.**

Add lines 7 through 8. Copy the total to line 81.

**\$464,206.25**

**Part 3: Accounts receivable**

10. **Does the debtor have any accounts receivable?**

- ☒ No. Go to Part 4.  
☐ Yes Fill in the information below.

**Part 4: Investments**

13. **Does the debtor own any investments?**

- ☒ No. Go to Part 5.  
☐ Yes Fill in the information below.

**Part 5: Inventory, excluding agriculture assets**

18. **Does the debtor own any inventory (excluding agriculture assets)?**

- ☒ No. Go to Part 6.  
☐ Yes Fill in the information below.

**Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**

27. **Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?**

- ☒ No. Go to Part 7.  
☐ Yes Fill in the information below.

**Part 7: Office furniture, fixtures, and equipment; and collectibles**

38. **Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?**

- ☐ No. Go to Part 8.  
☒ Yes Fill in the information below.

**General description**

**Net book value of debtor's interest**  
(Where available)

**Valuation method used for current value**

**Current value of debtor's interest**

39. **Office furniture**

40. **Office fixtures**

Official Form 206A/B

Schedule A/B Assets - Real and Personal Property

page 2

Debtor **TBOTG Development, Inc.** Case number (If known) \_\_\_\_\_  
Name

41. **Office equipment, including all computer equipment and communication systems equipment and software**  
**Leased Security System** Unknown N/A

42. **Collectibles** *Examples:* Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles

43. **Total of Part 7.** **\$0.00**  
Add lines 39 through 42. Copy the total to line 86.

44. **Is a depreciation schedule available for any of the property listed in Part 7?**  
☒ No  
☐ Yes

45. **Has any of the property listed in Part 7 been appraised by a professional within the last year?**  
☒ No  
☐ Yes

**Part 8: Machinery, equipment, and vehicles**

46. **Does the debtor own or lease any machinery, equipment, or vehicles?**

- ☒ No. Go to Part 9.  
☐ Yes Fill in the information below.

**Part 9: Real property**

54. **Does the debtor own or lease any real property?**

- ☐ No. Go to Part 10.  
☒ Yes Fill in the information below.

55. **Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest**

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest

Debtor **TBOTG Development, Inc.**  
Name

Case number (If known)

- 55.1. **The Bluffs on The Guadalupe Subdivision, 11529 FM 306, New Braunfels, TX 78132, consisting of: Lots 1-12, 13 (with model home), 14-24, 26, 27, 29-34, 36-40, 47, 49-52, THE BLUFFS ON THE GUADALUPE, a subdivision in Comal County, Texas, according to the map or plat of record in Document No. 202306009245, of the Map and Plat Records of Comal County, Texas, consisting of approximately 141.87 acres.**

**See also Comal AD Property ID Report attached hereto)**

Fee simple

\$20,675,000.00

Appraisal

\$32,100,000.00

56. **Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

**\$32,100,000.00**57. **Is a depreciation schedule available for any of the property listed in Part 9?**☒ No☐ Yes58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**☒ No☐ Yes**Part 10: Intangibles and intellectual property**59. **Does the debtor have any interests in intangibles or intellectual property?**☐ No. Go to Part 11.☒ Yes Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
60. <b>Patents, copyrights, trademarks, and trade secrets</b>			
61. <b>Internet domain names and websites</b> <u>http://www.bluffsonguad.com</u>	<b>\$7,650.40</b>	<b>Cost</b>	<b>\$7,650.40</b>

62. **Licenses, franchises, and royalties**63. **Customer lists, mailing lists, or other compilations**



Debtor TBOTG Development, Inc. Case number (if known) \_\_\_\_\_  
Name

64. **Other intangibles, or intellectual property**  
**Maps, plats, drawings, designs, and plans** \$351,725.50 **Cost** \$351,725.50

65. **Goodwill**

66. **Total of Part 10.**

Add lines 60 through 65. Copy the total to line 89.

\$359,375.90

67. **Do your lists or records include personally identifiable information of customers** (as defined in 11 U.S.C. §§ 101(41A) and 107?

☒ No  
☐ Yes

68. **Is there an amortization or other similar schedule available for any of the property listed in Part 10?**

☒ No  
☐ Yes

69. **Has any of the property listed in Part 10 been appraised by a professional within the last year?**

☒ No  
☐ Yes

**Part 11: All other assets**

70. **Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

☐ No. Go to Part 12.  
☒ Yes Fill in the information below.

**Current value of  
debtor's interest**

71. **Notes receivable**  
Description (include name of obligor)

72. **Tax refunds and unused net operating losses (NOLs)**  
Description (for example, federal, state, local)

73. **Interests in insurance policies or annuities**  
**Partners General Insurance Agency, LLC/Scottsdale**  
**Insurance Company**  
**Policy Number: RBS0185002**  
**General Liability Policy**

Unknown

**Music - Mesa Underwriters Speciality Ins. Co.**  
**Policy No. MP004202310104300**  
**Commercial Package Policy**  
**Building Premises**

Unknown

74. **Causes of action against third parties (whether or not a lawsuit has been filed)**  
**Claims for declaratory relief and related commercial**  
**claims against Whitewater Investment Partners, LLC,**  
**Oxbow Land Partners, LLC, Hideout on the Horseshoe,**  
**LLC, Watewater Sports, LLC, Kona Coast Venture, Ltd.,**  
**and Kona Coast LLC.**

**Nature of claim** Declaratory and Related Relief  
**Amount requested** \_\_\_\_\_

Unknown

Debtor TBOTG Development, Inc.  
Name

Case number (If known) \_\_\_\_\_

75. **Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims**

76. **Trusts, equitable or future interests in property**

77. **Other property of any kind not already listed** *Examples: Season tickets, country club membership*

78. **Total of Part 11.**

Add lines 71 through 77. Copy the total to line 90.

**\$0.00**

79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**

☒ No

☐ Yes

Debtor **TBOTG Development, Inc.**  
Name

Case number (If known)

**Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. <b>Cash, cash equivalents, and financial assets.</b> <i>Copy line 5, Part 1</i>	<b>\$3,072,955.91</b>	
81. <b>Deposits and prepayments.</b> <i>Copy line 9, Part 2.</i>	<b>\$464,206.25</b>	
82. <b>Accounts receivable.</b> <i>Copy line 12, Part 3.</i>	<b>\$0.00</b>	
83. <b>Investments.</b> <i>Copy line 17, Part 4.</i>	<b>\$0.00</b>	
84. <b>Inventory.</b> <i>Copy line 23, Part 5.</i>	<b>\$0.00</b>	
85. <b>Farming and fishing-related assets.</b> <i>Copy line 33, Part 6.</i>	<b>\$0.00</b>	
86. <b>Office furniture, fixtures, and equipment; and collectibles.</b> <i>Copy line 43, Part 7.</i>	<b>\$0.00</b>	
87. <b>Machinery, equipment, and vehicles.</b> <i>Copy line 51, Part 8.</i>	<b>\$0.00</b>	
88. <b>Real property.</b> <i>Copy line 56, Part 9.....&gt;</i>		<b>\$32,100,000.00</b>
89. <b>Intangibles and intellectual property.</b> <i>Copy line 66, Part 10.</i>	<b>\$359,375.90</b>	
90. <b>All other assets.</b> <i>Copy line 78, Part 11.</i>	<b>+</b> <b>\$0.00</b>	
91. <b>Total.</b> Add lines 80 through 90 for each column	<b>\$3,896,538.06</b>	<b>+ 91b. \$32,100,000.00</b>
92. <b>Total of all property on Schedule A/B.</b> Add lines 91a+91b=92		<b>\$35,996,538.06</b>

PropertyID	Owner ID	Owner Name	Percent Own	Subdivision
468526	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468527	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468528	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468529	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468530	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468531	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468532	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468533	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468534	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468535	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468536	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468537	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468538	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468539	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468540	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468541	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468542	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468543	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468544	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468545	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468546	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468547	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468548	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468549	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468551	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468552	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468554	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468555	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE
468556	1091234	TBOTG DEVELOPMENT INC	100	100132 - BLUFFS ON THE GUADALUPE THE

468557	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE
468558	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE
468559	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE
468561	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE
468562	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE
468563	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE
468564	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE
468565	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE
468572	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE
468574	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE
468575	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE
468576	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE
468577	1091234 TBOTG DEVELOPMENT INC	100 100132 - BLUFFS ON THE GUADALUPE THE

**Fill in this information to identify the case:**

Debtor name **TBOTG Development, Inc.**

United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS, AUSTIN DIVISION

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing

**Official Form 206D**

**Schedule D: Creditors Who Have Claims Secured by Property**

12/15

Be as complete and accurate as possible.

**1. Do any creditors have claims secured by debtor's property?**

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

**Part 1: List Creditors Who Have Secured Claims**

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A Amount of claim  Do not deduct the value of collateral.	Column B Value of collateral that supports this claim
		Notice Only	
2.1	<p><b>Comal County, Texas</b></p> <p>Creditor's Name</p> <p><b>c/o Julie Parsons McCreary Veselka Bragg &amp; Allen PC P.O. Box 1269 Round Rock, TX 78680</b></p> <p>Creditor's mailing address</p> <p>Creditor's email address, if known</p> <p>Date debt was incurred</p> <p>Last 4 digits of account number</p> <p>Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. <b>1. Comal County, Texas 2. First Texas Bank, Georgetown, Texas 3. First Texas Bank, Georgetown, Texas 4. First Texas Bank, Georgetown, Texas 5. Guadalupe 306, LP</b></p>	<p>Describe debtor's property that is subject to a lien</p> <p><b>The Bluffs on The Guadalupe Subdivision, 11529 FM 306, New Braunfels, TX 78132, consisting of: Lots 1-12, 13 (with model home), 14-24, 26, 27, 29-34, 36-40, 47, 49-52, THE BLUFFS ON THE GUADALUPE, a subdivision in Comal County, Texas</b></p> <p>Describe the lien</p> <p>Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <p>As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed</p>	<b>\$32,100,000.00</b>
2.2	<p><b>First Texas Bank, Georgetown, Texas</b></p>	<p>Describe debtor's property that is subject to a lien</p>	<b>\$5,817,376.79</b>
			<b>\$32,100,000.00</b>

Debtor <b>TBOTG Development, Inc.</b> <small>Name</small>	Case number (if known) _____
Creditor's Name          <b>P.O. Box 649</b> <b>Georgetown, TX 78627</b> <small>Creditor's mailing address</small>	<b>The Bluffs on The Guadalupe Subdivision, 11529 FM 306, New Braunfels, TX 78132, consisting of: Lots 1-12, 13 (with model home), 14-24, 26, 27, 29-34, 36-40, 47, 49-52, THE BLUFFS ON THE GUADALUPE, a subdivision in Comal County, Texas</b>
<small>Creditor's email address, if known</small>  <b>Date debt was incurred</b> <b>January 14, 2021</b> <b>Last 4 digits of account number</b>	Describe the lien <b>First Lien Deed of Trust and Security Agreement</b> Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)
Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. <b>Specified on line 2.1</b>	As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed

2.3	<b>First Texas Bank, Georgetown, Texas</b> <small>Creditor's Name</small>	Describe debtor's property that is subject to a lien <b>The Bluffs on The Guadalupe Subdivision, 11529 FM 306, New Braunfels, TX 78132, consisting of: Lots 1-12, 13 (with model home), 14-24, 26, 27, 29-34, 36-40, 47, 49-52, THE BLUFFS ON THE GUADALUPE, a subdivision in Comal County, Texas</b>	<b>\$4,027,000.00</b>	<b>\$32,100,000.00</b>
	<b>P.O. Box 649</b> <b>Georgetown, TX 78627</b> <small>Creditor's mailing address</small>	Describe the lien <b>Third Lien Deed of Trust and Security Agreement</b> Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
	<small>Creditor's email address, if known</small>  <b>Date debt was incurred</b> <b>May 19, 2023</b> <b>Last 4 digits of account number</b>	As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		
	Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. <b>Specified on line 2.1</b>			

2.4	<b>First Texas Bank, Georgetown, Texas</b> <small>Creditor's Name</small>	Describe debtor's property that is subject to a lien <b>First Texas Bank, Georgetown, Texas - Checking - Acct# 4124</b>	<b>\$51,900.00</b>	
	<b>P.O. Box 649</b> <b>Georgetown, TX 78627</b>			

Debtor **TBOTG Development, Inc.**  
Name

Case number (if known)

Creditor's mailing address

**Describe the lien**

**Is the creditor an insider or related party?**

☒ No

☐ Yes

**Is anyone else liable on this claim?**

☐ No

☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Creditor's email address, if known

**Date debt was incurred**

**Last 4 digits of account number**

**Do multiple creditors have an interest in the same property?**

☒ No

☐ Yes. Specify each creditor, including this creditor and its relative priority.

**As of the petition filing date, the claim is:**

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

2.5

**First Texas Bank,  
Georgetown, Texas**

Creditor's Name

**P.O. Box 649  
Georgetown, TX 78627**

Creditor's mailing address

**Describe debtor's property that is subject to a lien**

**First Texas Bank, Georgetown, Texas -  
Checking - Acct# 4165**

**\$1,000.00**

**Describe the lien**

**Is the creditor an insider or related party?**

☒ No

☐ Yes

**Is anyone else liable on this claim?**

☐ No

☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Creditor's email address, if known

**Date debt was incurred**

**Last 4 digits of account number**

**Do multiple creditors have an interest in the same property?**

☒ No

☐ Yes. Specify each creditor, including this creditor and its relative priority.

**As of the petition filing date, the claim is:**

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

2.6

**First Texas Bank,  
Georgetown, Texas**

Creditor's Name

**P.O. Box 649  
Georgetown, TX 78627**

Creditor's mailing address

**Describe debtor's property that is subject to a lien**

**First Texas Bank, Georgetown, Texas -  
Checking - Acct# 4140**

**\$1,000.00**

**Describe the lien**

**Is the creditor an insider or related party?**

☒ No

☐ Yes

**Is anyone else liable on this claim?**

☐ No

☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Creditor's email address, if known

**Date debt was incurred**

**Last 4 digits of account number**

**Do multiple creditors have an interest in the same property?**

**As of the petition filing date, the claim is:**

Check all that apply



Debtor **TBOTG Development, Inc.** Case number (if known) \_\_\_\_\_  
Name

- ☒ No  
☐ Yes. Specify each creditor, including this creditor and its relative priority.
- ☐ Contingent  
☐ Unliquidated  
☐ Disputed

2.7	<b>First Texas Bank, Georgetown, Texas</b> <small>Creditor's Name</small>  <b>P.O. Box 649 Georgetown, TX 78627</b> <small>Creditor's mailing address</small>  <small>Creditor's email address, if known</small>  <b>Date debt was incurred</b>  <b>Last 4 digits of account number</b>  <b>Do multiple creditors have an interest in the same property?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.	Describe debtor's property that is subject to a lien <b>Escrow Fund from Property Closings</b>  <hr/> Describe the lien  Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)  As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	<b>\$883,512.91</b>
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2.8	<b>First Texas Bank, Georgetown, Texas</b> <small>Creditor's Name</small>  <b>P.O. Box 649 Georgetown, TX 78627</b> <small>Creditor's mailing address</small>  <small>Creditor's email address, if known</small>  <b>Date debt was incurred</b> <b>March 8, 2023</b> <b>Last 4 digits of account number</b>  <b>Do multiple creditors have an interest in the same property?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. <b>Specified on line 2.1</b>	Describe debtor's property that is subject to a lien <b>The Bluffs on The Guadalupe Subdivision, 11529 FM 306, New Braunfels, TX 78132, consisting of: Lots 1-12, 13 (with model home), 14-24, 26, 27, 29-34, 36-40, 47, 49-52, THE BLUFFS ON THE GUADALUPE, a subdivision in Comal County, Texas</b>  <hr/> Describe the lien <b>Second Lien Deed of Trust and Security Agreement</b>  Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)  As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	<b>\$2,135,543.00</b> <b>\$32,100,000.00</b>
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2.9	<b>Guadalupe 306, LP</b>	Describe debtor's property that is subject to a lien	<b>\$10,835,307.58</b> <b>\$32,100,000.00</b>
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Debtor <b>TBOTG Development, Inc.</b>		Case number (if known)
<small>Name</small>		
<small>Creditor's Name</small>	<b>The Bluffs on The Guadalupe Subdivision, 11529 FM 306, New Braunfels, TX 78132, consisting of: Lots 1-12, 13 (with model home), 14-24, 26, 27, 29-34, 36-40, 47, 49-52, THE BLUFFS ON THE GUADALUPE, a subdivision in Comal County, Texas</b>	
<b>3400 Oakmont Blvd Austin, TX 78703</b>		
<small>Creditor's mailing address</small>	<b>Describe the lien</b> <b>Forth Lien Deed of Trust and Security Agreement</b>	
	<b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
<small>Creditor's email address, if known</small>	<b>Is anyone else liable on this claim?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)	
<b>Date debt was incurred</b> <b>May 19, 2023</b> <b>Last 4 digits of account number</b>		
<b>Do multiple creditors have an interest in the same property?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. <b>Specified on line 2.1</b>	<b>As of the petition filing date, the claim is:</b> Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.	<b>\$22,815,227.</b> <b>37</b>
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**Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address	On which line in Part 1 did you enter the related creditor?	Last 4 digits of account number for this entity

## Fill in this information to identify the case:

Debtor name **TBOTG Development, Inc.**United States Bankruptcy Court for the: **WESTERN DISTRICT OF TEXAS, AUSTIN DIVISION**

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing

## Official Form 206E/F

## Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

**Part 1: List All Creditors with PRIORITY Unsecured Claims**

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☒ No. Go to Part 2.☐ Yes. Go to line 2.**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim
3.1	<b>Nonpriority creditor's name and mailing address</b> <b>Alpha Mobile Restrooms</b> <b>222 Hutchison Street</b> <b>San Marcos, TX 78666</b> Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is: Check all that apply.</b> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <b>\$1,529.69</b>
3.2	<b>Nonpriority creditor's name and mailing address</b> <b>Erickson Demel &amp; Associates, PLLC</b> <b>7800 N Mopc Expy Ste 215</b> <b>Austin, TX 78759</b> Date(s) debt was incurred <u>4/10/2024</u> Last 4 digits of account number ____	<b>As of the petition filing date, the claim is: Check all that apply.</b> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <b>\$2,600.00</b>
3.3	<b>Nonpriority creditor's name and mailing address</b> <b>Gilbreath Outdoor Advertising</b> <b>P.O Box 1264</b> <b>Friendswood, TX 77549-1264</b> Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is: Check all that apply.</b> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <b>\$695.00</b>
3.4	<b>Nonpriority creditor's name and mailing address</b> <b>Hideout On The Horseshoe, LLC</b> <b>11860 FM 306</b> <b>New Braunfels, TX 78132</b> Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is: Check all that apply.</b> <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed <b>Basis for the claim: <u>Improper and Disputed Derivative Litigation Claims brought by Whitewater Investment Partners, LLC</u></b> Is the claim subject to offset? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <b>Notice Only</b>

Debtor	<b>TBOTG Development, Inc.</b> <small>Name</small>	Case number (if known)
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3.5	<b>Nonpriority creditor's name and mailing address</b> <b>Kinney Landscape Services, LLC</b> <b>371 Inspiration Drive</b> <b>New Braunfels, TX 78130</b> Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$2,664.00</b>
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3.6	<b>Nonpriority creditor's name and mailing address</b> <b>KOM Productions, LLC</b> <b>915 West South Street</b> <b>Leander, TX 78641</b> Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$4,140.56</b>
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3.7	<b>Nonpriority creditor's name and mailing address</b> <b>Kona Coast Venture, Ltd.</b> <b>c/o Kona Coast, LLC</b> <b>11860 FM 306</b> <b>New Braunfels, TX 78132</b> Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed <b>Basis for the claim:</b> <u><b>Improper and Disputed Derivative Litigation Claims brought by Whitewater Investment Partners, LLC</b></u> Is the claim subject to offset? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	<b>Notice Only</b>
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3.8	<b>Nonpriority creditor's name and mailing address</b> <b>Latuya Construction, LLC</b> <b>191 E Faust</b> <b>New Braunfels, TX 78130</b> Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$19,915.00</b>
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3.9	<b>Nonpriority creditor's name and mailing address</b> <b>LiveView Technologies, Inc.</b> <b>P.O. Box 17853</b> <b>Denver, CO 80217-5782</b> Date(s) debt was incurred <u>4/1/2024</u> Last 4 digits of account number ____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$3,240.00</b>
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3.10	<b>Nonpriority creditor's name and mailing address</b> <b>Nash Brothers Land Services LLC</b> <b>501 Mussey Road</b> <b>Dripping Springs, TX 78620</b> Date(s) debt was incurred <u>3/31/2024</u> Last 4 digits of account number ____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$2,905.25</b>
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3.11	<b>Nonpriority creditor's name and mailing address</b> <b>Oxbow Land Partners, LLC</b> <b>11860 FM 306</b> <b>New Braunfels, TX 78132</b> Date(s) debt was incurred ____ Last 4 digits of account number ____	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed <b>Basis for the claim:</b> <u><b>Improper and Disputed Derivative Litigation Claims brought by Whitewater Investment Partners, LLC</b></u> Is the claim subject to offset? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	<b>Notice Only</b>
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Debtor **TBOTG Development, Inc.**  
Name

Case number (if known)

3.12	Nonpriority creditor's name and mailing address <b>Pharis Design, Inc.</b> <b>2525 S Lamar Blvd Unit 4</b> <b>Austin, TX 78704</b> Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$10,842.50</b>
3.13	Nonpriority creditor's name and mailing address <b>Whitewater Investment Partners, LLC</b> <b>c/o Ross Spence</b> <b>Spence, Desenberg &amp; Lee, PLLC</b> <b>1770 St James Place, Ste 625</b> <b>Houston, TX 77056</b> Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <b><u>Disputed Litigation Claims</u></b> Is the claim subject to offset? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	<b>Notice Only</b>
3.14	Nonpriority creditor's name and mailing address <b>Whitewater Sports, LLC</b> <b>11860 FM 306</b> <b>New Braunfels, TX 78132</b> Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <b><u>Improper and Disputed Derivative Litigation Claims brought by Whitewater Investment Partners, LLC.</u></b> Is the claim subject to offset? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	<b>Notice Only</b>
3.15	Nonpriority creditor's name and mailing address <b>Winstead PC</b> <b>500 Winstead Building</b> <b>2728 N. Harwood Street</b> <b>Dallas, TX 75201</b> Date(s) debt was incurred <b><u>March 2024</u></b> Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$21,248.00</b>

**Part 3: List Others to Be Notified About Unsecured Claims**

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

	Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1	<b>David Pfeuffer</b> <b>Langley, Banack &amp; Pfeuffer</b> <b>170 E San Antonio St</b> <b>New Braunfels, TX 78130</b>	Line <b><u>3.13</u></b> <input type="checkbox"/> Not listed. Explain ____	—
4.2	<b>David Pfeuffer</b> <b>Langley, Banack &amp; Pfeuffer</b> <b>170 E San Antonio St</b> <b>New Braunfels, TX 78130</b>	Line <b><u>3.11</u></b> <input type="checkbox"/> Not listed. Explain ____	—
4.3	<b>David Pfeuffer</b> <b>Langley, Banack &amp; Pfeuffer</b> <b>170 E San Antonio St</b> <b>New Braunfels, TX 78130</b>	Line <b><u>3.4</u></b> <input type="checkbox"/> Not listed. Explain ____	—

Debtor <b>TBOTG Development, Inc.</b>		Case number (if known)
Name		
	Name and mailing address	On which line in Part1 or Part 2 is the related creditor (if any) listed? Last 4 digits of account number, if any
4.4	<b>David Pfeuffer Langley, Banack &amp; Pfeuffer 170 E San Antonio St New Braunfels, TX 78130</b>	Line <u>3.14</u> <input type="checkbox"/> Not listed. Explain _____
4.5	<b>David Pfeuffer Langley, Banack &amp; Pfeuffer 170 E San Antonio St New Braunfels, TX 78130</b>	Line <u>3.7</u> <input type="checkbox"/> Not listed. Explain _____
4.6	<b>Jonathan H. Hull Reagan Burrus, PLLC 401 Main Plaza Ste 200 New Braunfels, TX 78131</b>	Line <u>3.13</u> <input type="checkbox"/> Not listed. Explain _____
4.7	<b>Jonathan H. Hull Reagan Burrus, PLLC 401 Main Plaza Ste 200 New Braunfels, TX 78131</b>	Line <u>3.11</u> <input type="checkbox"/> Not listed. Explain _____
4.8	<b>Jonathan H. Hull Reagan Burrus, PLLC 401 Main Plaza Ste 200 New Braunfels, TX 78131</b>	Line <u>3.4</u> <input type="checkbox"/> Not listed. Explain _____
4.9	<b>Jonathan H. Hull Reagan Burrus, PLLC 401 Main Plaza Ste 200 New Braunfels, TX 78131</b>	Line <u>3.14</u> <input type="checkbox"/> Not listed. Explain _____
4.10	<b>Jonathan H. Hull Reagan Burrus, PLLC 401 Main Plaza Ste 200 New Braunfels, TX 78131</b>	Line <u>3.7</u> <input type="checkbox"/> Not listed. Explain _____
4.11	<b>Matthew Baumgartner Armbrust &amp; Brown PLLC 100 Congress Ave Ste 1300 Austin, TX 78701</b>	Line <u>3.11</u> <input type="checkbox"/> Not listed. Explain _____
4.12	<b>Matthew Baumgartner Armbrust &amp; Brown PLLC 100 Congress Ave Ste 1300 Austin, TX 78701</b>	Line <u>3.4</u> <input type="checkbox"/> Not listed. Explain _____
4.13	<b>Matthew Baumgartner Armbrust &amp; Brown PLLC 100 Congress Ave Ste 1300 Austin, TX 78701</b>	Line <u>3.14</u> <input type="checkbox"/> Not listed. Explain _____
4.14	<b>Matthew Baumgartner Armbrust &amp; Brown PLLC 100 Congress Ave Ste 1300 Austin, TX 78701</b>	Line <u>3.7</u> <input type="checkbox"/> Not listed. Explain _____
4.15	<b>Ross Spence Spence, Desenberg &amp; Lee, PLLC 1770 St James Place, Ste 625 Houston, TX 77056</b>	Line <u>3.11</u> <input type="checkbox"/> Not listed. Explain _____

Debtor	<b>TBOTG Development, Inc.</b>	Case number (if known) _____
	Name	
	Name and mailing address	On which line in Part1 or Part 2 is the related creditor (if any) listed?
4.16	<b>Ross Spence</b> <b>Spence, Desenberg &amp; Lee, PLLC</b> <b>1770 St James Place, Ste 625</b> <b>Houston, TX 77056</b>	Line <u><b>3.4</b></u>  <input type="checkbox"/> Not listed. Explain _____
4.17	<b>Ross Spence</b> <b>Spence, Desenberg &amp; Lee, PLLC</b> <b>1770 St James Place, Ste 625</b> <b>Houston, TX 77056</b>	Line <u><b>3.14</b></u>  <input type="checkbox"/> Not listed. Explain _____
4.18	<b>Ross Spence</b> <b>Spence, Desenberg &amp; Lee, PLLC</b> <b>1770 St James Place, Ste 625</b> <b>Houston, TX 77056</b>	Line <u><b>3.7</b></u>  <input type="checkbox"/> Not listed. Explain _____

**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims**

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2  
Lines 5a + 5b = 5c.

Total of claim amounts	
5a.	\$ <u>0.00</u>
5b. +	\$ <u>69,780.00</u>
5c.	\$ <u>69,780.00</u>

**Fill in this information to identify the case:**

Debtor name **TBOTG Development, Inc.**

United States Bankruptcy Court for the: **WESTERN DISTRICT OF TEXAS, AUSTIN DIVISION**

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing

**Official Form 206G**

**Schedule G: Executory Contracts and Unexpired Leases**

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

**1. Does the debtor have any executory contracts or unexpired leases?**

☐ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

☒ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

**2. List all contracts and unexpired leases**

**State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

2.1.	State what the contract or lease is for and the nature of the debtor's interest	<b>Street, Drain, Waterline, and Electrical Conduit Construction</b>	
	State the term remaining		
	List the contract number of any government contract		<b>Harris Road Co., Inc. P.O. Box 1001 Wimberley, TX 78676</b>
2.2.	State what the contract or lease is for and the nature of the debtor's interest	<b>Security System Lease</b>	
	State the term remaining	<b>19 Months</b>	<b>HomeView Technologies, Inc. d/b/a LiveView Technologies, Inc. 1226 S 1480 W Orem, UT 84058</b>
	List the contract number of any government contract	<b>N/A</b>	
2.3.	State what the contract or lease is for and the nature of the debtor's interest	<b>Lot Sale Contract (Lot 26)</b>	
	State the term remaining	<b>N/A</b>	<b>James Dye 58 Oyster Creek Ct Lake Jackson, TX 77566</b>
	List the contract number of any government contract	<b>N/A</b>	
2.4.	State what the contract or lease is for and the nature of the debtor's interest	<b>Maintenance Services for community trail system.</b>	
	State the term remaining	<b>60 Days Notice</b>	<b>KOM Productions, LLC 915 West South Street Leander, TX 78641</b>
	List the contract number of any government contract		



Debtor 1 **TBOTG Development, Inc.**

First Name

Middle Name

Last Name

Case number (if known)

## Additional Page if You Have More Contracts or Leases

### 2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.5. State what the contract or lease is for and the nature of the debtor's interest **HOA Management Services**

State the term remaining **Terminable**

List the contract number of any government contract

**Worth Ross Management Co., Inc.  
222 West Ave Ste 200  
Austin, TX 78701**

2.6. State what the contract or lease is for and the nature of the debtor's interest **Development Services Agreement**

State the term remaining **N/A**

List the contract number of any government contract **N/A**

**WTK Development, LLC  
11860 FM 306  
New Braunfels, TX 78132**

**Fill in this information to identify the case:**

Debtor name **TBOTG Development, Inc.**

United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS, AUSTIN DIVISION

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing

## Official Form 206H Schedule H: Your Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

**1. Do you have any codebtors?**

- ☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
- ☒ Yes

**2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.**

*Column 1: Codebtor*

*Column 2: Creditor*

**Name**

**Mailing Address**

**Name**

*Check all schedules that apply:*

2.1	<b>Guadalupe 306, LP</b>	<b>3400 Oakmont Blvd Austin, TX 78703</b>	<b>First Texas Bank, Georgetown, Texas</b>	<input checked="" type="checkbox"/> D <u>2.2</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.2	<b>Guadalupe 306, LP</b>	<b>3400 Oakmont Blvd Austin, TX 78703</b>	<b>First Texas Bank, Georgetown, Texas</b>	<input checked="" type="checkbox"/> D <u>2.3</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.3	<b>Guadalupe 306, LP</b>	<b>3400 Oakmont Blvd Austin, TX 78703</b>	<b>First Texas Bank, Georgetown, Texas</b>	<input checked="" type="checkbox"/> D <u>2.4</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.4	<b>Guadalupe 306, LP</b>	<b>3400 Oakmont Blvd Austin, TX 78703</b>	<b>First Texas Bank, Georgetown, Texas</b>	<input checked="" type="checkbox"/> D <u>2.5</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.5	<b>Guadalupe 306, LP</b>	<b>3400 Oakmont Blvd Austin, TX 78703</b>	<b>First Texas Bank, Georgetown, Texas</b>	<input checked="" type="checkbox"/> D <u>2.6</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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Debtor TBOTG Development, Inc. Case number (if known) \_\_\_\_\_

**Additional Page to List More Codebtors**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column 1: Codebtor

Column 2: Creditor

2.6	<b>Guadalupe 306, LP</b>	<b>3400 Oakmont Blvd Austin, TX 78703</b>	<b>First Texas Bank, Georgetown, Texas</b>	<input checked="" type="checkbox"/> D <u>2.7</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.7	<b>William T. Korioth</b>	<b>3400 Oakmont Blvd Austin, TX 78703</b>	<b>First Texas Bank, Georgetown, Texas</b>	<input checked="" type="checkbox"/> D <u>2.2</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.8	<b>William T. Korioth</b>	<b>3400 Oakmont Blvd Austin, TX 78703</b>	<b>First Texas Bank, Georgetown, Texas</b>	<input checked="" type="checkbox"/> D <u>2.4</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.9	<b>William T. Korioth</b>	<b>3400 Oakmont Blvd Austin, TX 78703</b>	<b>First Texas Bank, Georgetown, Texas</b>	<input checked="" type="checkbox"/> D <u>2.5</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.10	<b>William T. Korioth</b>	<b>3400 Oakmont Blvd Austin, TX 78703</b>	<b>First Texas Bank, Georgetown, Texas</b>	<input checked="" type="checkbox"/> D <u>2.6</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.11	<b>William T. Korioth</b>	<b>3400 Oakmont Blvd Austin, TX 78703</b>	<b>First Texas Bank, Georgetown, Texas</b>	<input checked="" type="checkbox"/> D <u>2.7</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.12	<b>William T. Korioth</b>	<b>3400 Oakmont Blvd Austin, TX 78703</b>	<b>First Texas Bank, Georgetown, Texas</b>	<input checked="" type="checkbox"/> D <u>2.3</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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**Fill in this information to identify the case:**Debtor name TBOTG Development, Inc.United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS, AUSTIN DIVISION

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 207****Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy**

04/19

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

**Part 1: Income****1. Gross revenue from business**☐ None.**Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year****From the beginning of the fiscal year to filing date:**From 1/01/2024 to **Filing Date****Sources of revenue**

Check all that apply

☐ Operating a business☒ Other Parking Easement**Gross revenue**  
(before deductions and exclusions)\$21,000.00**For prior year:**From April 2023 to 12/31/2023☐ Operating a business☒ Other Lot Sales\$8,375,000.00**For prior year:**From April 2023 to 12/31/2023☐ Operating a business☒ Other Parking Easement\$51,709.60**2. Non-business revenue**

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☐ None.**Description of sources of revenue****Gross revenue from each source**  
(before deductions and exclusions)**From the beginning of the fiscal year to filing date:**From 1/01/2024 to **Filing Date**Interest\$3,516.20**For prior year:**From April 2023 to 12/31/2023Interest\$8,569.55**Part 2: List Certain Transfers Made Before Filing for Bankruptcy****3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers--including expense reimbursements--to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

Debtor **TBOTG Development, Inc.**

Case number (if known) \_\_\_\_\_

☐ None.

Creditor's Name and Address	Dates	Total amount of value	Reasons for payment or transfer <i>Check all that apply</i>
3.1. <b>See attached schedule of payments.</b>		<b>\$1,706,603.70</b>	<input checked="" type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____

**4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider**

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☐ None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
4.1. <b>See attached schedule of payments.</b>		<b>\$4,393,272.66</b>	

**5. Repossessions, foreclosures, and returns**

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☒ None

Creditor's name and address	Describe of the Property	Date	Value of property
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**6. Setoffs**

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☒ None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
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**Part 3: Legal Actions or Assignments****7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

☐ None.

Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.1. <b>Whitewater Investment Partners, LLC et al. v. Kona Coast, LLC., et al. C2021-0823C</b>	<b>Commercial Litigation</b>	<b>Comal County District Court 150 N. Seguin Ave., STE 3009 New Braunfels, TX 78130</b>	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

**8. Assignments and receivership**

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

Debtor **TBOTG Development, Inc.**

Case number (if known) \_\_\_\_\_

☐ None**Part 4: Certain Gifts and Charitable Contributions**

9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000

☐ None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
------------------------------	---	-------------	-------

**Part 5: Certain Losses**

10. All losses from fire, theft, or other casualty within 1 year before filing this case.

☐ None

Description of the property lost and how the loss occurred	Amount of payments received for the loss <small>If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received.  List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).</small>	Dates of loss	Value of property lost
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**Part 6: Certain Payments or Transfers****11. Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None.

Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1. Kell C. Mercer, PC 901 S Mopac Expy Bldg 1 Ste 300 Austin, TX 78746	Retainer Deposit/Bankruptcy Filing Fee	3/18/2024	\$26,738.00

Email or website address  
www.mercer-law-pc.com

Who made the payment, if not debtor?

11.2. Kell C. Mercer, PC 901 S Mopac Expy Bldg 1 Ste 300 Austin, TX 78746	Pre-petition March 2024 fees and expenses.	4/3/2024	\$5,160.00
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Email or website address  
www.mercer-law-pc.com

Who made the payment, if not debtor?

Debtor **TBOTG Development, Inc.**

Case number (if known)

	Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.3.	<b>Kell C. Mercer, PC</b> <b>901 S Mopac Expy Bldg 1 Ste</b> <b>300</b> <b>Austin, TX 78746</b>	<b>Pre-Petition April 2024 fees and expenses.</b>	<b>4/15/2024</b>	<b>\$13,815.00</b>
	Email or website address <b>kell.mercer@mercerc-law-pc.com</b>			
	Who made the payment, if not debtor?			

**12. Self-settled trusts of which the debtor is a beneficiary**

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement.

☒ None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
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**13. Transfers not already listed on this statement**

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☒ None.

Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
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**Part 7: Previous Locations****14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☒ Does not apply

Address	Dates of occupancy From-To
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**Part 8: Health Care Bankruptcies****15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:

- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

- ☒ No. Go to Part 9.
- ☐ Yes. Fill in the information below.

Facility name and address	Nature of the business operation, including type of services the debtor provides	If debtor provides meals and housing, number of patients in debtor's care
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**Part 9: Personally Identifiable Information**

Debtor **TBOTG Development, Inc.**

Case number (if known) \_\_\_\_\_

**16. Does the debtor collect and retain personally identifiable information of customers?**

- ☐ No.
- ☒ Yes. State the nature of the information collected and retained.

**Names, addresses, certain financial information, tax ID and social security information in some cases.**

Does the debtor have a privacy policy about that information?

☐ No

☒ Yes

**17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?**

- ☒ No. Go to Part 10.
- ☐ Yes. Does the debtor serve as plan administrator?

**Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units****18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

☒ None

Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
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**19. Safe deposit boxes**

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

☒ None

Depository institution name and address	Names of anyone with access to it Address	Description of the contents	Do you still have it?
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**20. Off-premises storage**

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

☒ None

Facility name and address	Names of anyone with access to it	Description of the contents	Do you still have it?
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**Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own****21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☒ None

**Part 12: Details About Environment Information**

For the purpose of Part 12, the following definitions apply:



Debtor **TBOTG Development, Inc.**

Case number (if known)

*Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).

*Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.

*Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

**Report all notices, releases, and proceedings known, regardless of when they occurred.**

**22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.**

- ☒ No.  
☐ Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
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**23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?**

- ☒ No.  
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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**24. Has the debtor notified any governmental unit of any release of hazardous material?**

- ☒ No.  
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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**Part 13: Details About the Debtor's Business or Connections to Any Business**

**25. Other businesses in which the debtor has or has had an interest**

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

- ☐ None

Business name address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.
25.1. The Bluffs on The Guadalupe Master 3400 Oakmont Blvd Austin, TX 78703	Homeowners Association for The Bluffs on the Guadalupe	Dates business existed EIN: From-To 3/16/2023 to present

**26. Books, records, and financial statements**

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

- ☐ None

Name and address	Date of service From-To
26a.1. Anita Duffin, CPA 2111 I-35 S Suite 2101 New Braunfels, TX 78130	4/19/2023

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement

Debtor **TBOTG Development, Inc.**

Case number (if known)

within 2 years before filing this case.

☐ None**Name and address****Date of service  
From-To**

26b.1. **Scott F. Orr, CPA**  
**10026 Holly Springs Drive**  
**Houston, TX 77042**

**4/19/2023 to present**

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

☐ None**Name and address****If any books of account and records are  
unavailable, explain why**

26c.1. **Scott F. Orr, CPA**  
**10026 Holly Springs Drive**  
**Houston, TX 77042**

26c.2. **Anita Duffin, CPA**  
**2111 I-35 S**  
**Suite 2101**  
**New Braunfels, TX 78130**

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☐ None**Name and address**

26d.1. **First Texas Bank, Georgetown, Texas**  
**P.O. Box 649**  
**Georgetown, TX 78627**

**27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

☒ No☐ Yes. Give the details about the two most recent inventories.**Name of the person who supervised the taking of the  
inventory****Date of inventory****The dollar amount and basis (cost, market,  
or other basis) of each inventory**

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

<b>Name</b>	<b>Address</b>	<b>Position and nature of any interest</b>	<b>% of interest, if any</b>
<b>William T. Koriath</b>	<b>3400 Oakmont Blvd Austin, TX 78703</b>	<b>Director &amp; President</b>	
<b>Name</b>	<b>Address</b>	<b>Position and nature of any interest</b>	<b>% of interest, if any</b>
<b>Whitewater Casitas, LLC</b>	<b>3400 Oakmont Blvd Austin, TX 78703</b>	<b>Controlling Shareholder</b>	<b>100% of voting shares</b>

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

### Best Case Bankruptcy

**TBOTG Development, Inc.**

Non-insider Payments

January 17, 2024 to April 16, 2024

<b>Date</b>	<b>Name</b>	<b>Amount</b>	<b>Total</b>
04/16/2024	Alpha Mobile Restrooms	(500.00)	
			(500.00)
03/29/2024	Amazon	(24.88)	
			(24.88)
02/06/2024	Anita J. Duffin CPA, PLLC	(1,725.10)	
03/04/2024	Anita J. Duffin CPA, PLLC	(1,522.50)	
04/02/2024	Anita J. Duffin CPA, PLLC	(1,528.50)	
04/15/2024	Anita J. Duffin CPA, PLLC	(2,116.50)	
			(6,892.60)
03/26/2024	Aqua Wheels	(550.00)	
			(550.00)
01/23/2024	Astronomic, Inc	(987.00)	
02/06/2024	Astronomic, Inc	(1,161.75)	
02/14/2024	Astronomic, Inc	(203.25)	
02/14/2024	Astronomic, Inc	(332.25)	
02/14/2024	Astronomic, Inc	(987.00)	
02/20/2024	Astronomic, Inc	(584.25)	
03/04/2024	Astronomic, Inc	(913.50)	
04/02/2024	Astronomic, Inc	(331.50)	
			(5,500.50)
03/11/2024	Austin Wholesale Decking	(2,513.13)	
			(2,513.13)
04/10/2024	CBA Insurance	(22,976.15)	
04/12/2024	CBA Insurance	(6,301.79)	
			(29,277.94)
01/19/2024	Docusign	(47.97)	
02/20/2024	Docusign	(47.97)	
03/19/2024	Docusign	(47.97)	
			(143.91)
02/26/2024	El Rancho	(351.31)	
			(351.31)
02/20/2024	Erin Kotzur	(250.00)	
			(250.00)
02/22/2024	Facebook	(14.97)	
03/18/2024	Facebook	(250.00)	
03/21/2024	Facebook	(95.33)	
03/22/2024	Facebook	(50.47)	
03/25/2024	Facebook	(250.00)	
			(660.77)
01/19/2024	First Texas Bank.	(19,716.45)	
01/24/2024	First Texas Bank.	(25.00)	
02/08/2024	First Texas Bank.	(25.00)	

**TBOTG Development, Inc.**

Non-insider Payments

January 17, 2024 to April 16, 2024

Date	Name	Amount	Total
02/14/2024	First Texas Bank.	(47,589.38)	
02/20/2024	First Texas Bank.	(23,199.80)	
03/14/2024	First Texas Bank.	(44,519.09)	
03/19/2024	First Texas Bank.	(24,449.04)	
04/03/2024	First Texas Bank.	(30.00)	
04/10/2024	First Texas Bank.	(30.00)	
04/10/2024	First Texas Bank.	(30.00)	
04/11/2024	First Texas Bank.	(25.00)	
04/15/2024	First Texas Bank.	(47,589.37)	
04/15/2024	First Texas Bank.	(30,738.30)	
04/15/2024	First Texas Bank.	(25.00)	
04/15/2024	First Texas Bank.	(90.00)	
04/15/2024	First Texas Bank.	(60.00)	
04/15/2024	First Texas Bank.	(30.00)	
04/16/2024	First Texas Bank.	(30.00)	
			(238,201.43)
01/23/2024	Gilbreath Outdoor Advertising, LLC	(645.00)	
03/18/2024	Gilbreath Outdoor Advertising, LLC	(695.00)	
03/29/2024	Gilbreath Outdoor Advertising, LLC	(695.00)	
			(2,035.00)
02/02/2024	Google	(76.75)	
03/04/2024	Google	(76.75)	
04/01/2024	Google	(82.19)	
			(235.69)
02/02/2024	Gristmill	(83.12)	
			(83.12)
01/24/2024	Harris Road Co., Inc.	(240,916.72)	
02/06/2024	Harris Road Co., Inc.	(146,749.65)	
03/11/2024	Harris Road Co., Inc.	(229,379.69)	
03/29/2024	Harris Road Co., Inc.	(185,535.00)	
			(802,581.06)
01/25/2024	Intuit	(63.43)	
02/26/2024	Intuit	(63.43)	
03/25/2024	Intuit	(63.43)	
			(190.29)
04/03/2024	Kell C Mercer PC	(5,160.00)	
04/15/2024	Kell C Mercer PC	(13,815.00)	
			(18,975.00)
03/18/2024	Kinney Landscape Services, LLC	(3,552.00)	
			(3,552.00)
01/23/2024	KOM Productions, LLC	(15,155.00)	
02/06/2024	KOM Productions, LLC	(3,247.50)	

**TBOTG Development, Inc.**

Non-insider Payments

January 17, 2024 to April 16, 2024

Date	Name	Amount	Total
02/20/2024	KOM Productions, LLC	(7,056.35)	
03/19/2024	KOM Productions, LLC	(10,825.00)	
03/29/2024	KOM Productions, LLC	(10,825.00)	
04/02/2024	KOM Productions, LLC	(3,247.50)	
			(50,356.35)
01/23/2024	Latuya Construction, LLC	(60,637.00)	
02/06/2024	Latuya Construction, LLC	(77,719.36)	
03/04/2024	Latuya Construction, LLC	(79,867.55)	
03/18/2024	Latuya Construction, LLC	(50,533.00)	
03/26/2024	Latuya Construction, LLC	(8,325.00)	
03/29/2024	Latuya Construction, LLC	(44,955.50)	
			(322,037.41)
01/23/2024	Live View Technologies, Inc.	(3,240.00)	
02/20/2024	Live View Technologies, Inc.	(3,240.00)	
03/11/2024	Live View Technologies, Inc.	(2,508.41)	
03/29/2024	Live View Technologies, Inc.	(3,240.00)	
			(12,228.41)
04/15/2024	Monday.com	(766.08)	
			(766.08)
02/06/2024	Nash Brothers Land Services, LLC	(2,950.90)	
02/20/2024	Nash Brothers Land Services, LLC	(7,110.00)	
03/11/2024	Nash Brothers Land Services, LLC	(7,725.00)	
			(17,785.90)
01/23/2024	Paul Swoyer Septics, LLC	(1,170.00)	
			(1,170.00)
01/23/2024	Pedernales Electric Cooperative, Inc.	(5,251.03)	
03/18/2024	Pedernales Electric Cooperative, Inc.	(17,907.60)	
			(23,158.63)
01/23/2024	Pharis Design, Inc.	(1,470.00)	
02/06/2024	Pharis Design, Inc.	(3,020.00)	
03/04/2024	Pharis Design, Inc.	(25,865.00)	
03/29/2024	Pharis Design, Inc.	(16,875.00)	
			(47,230.00)
03/18/2024	Project Approval Services	(5,500.00)	
			(5,500.00)
02/06/2024	Red River Storm Water	(300.00)	
03/11/2024	Red River Storm Water	(300.00)	
			(600.00)
01/31/2024	Scott F. Orr, CPA	(6,840.00)	
04/03/2024	Scott F. Orr, CPA	(14,130.00)	
04/15/2024	Scott F. Orr, CPA	(21,870.00)	
			(42,840.00)

**TBOTG Development, Inc.**

Non-insider Payments

January 17, 2024 to April 16, 2024

<b>Date</b>	<b>Name</b>	<b>Amount</b>	<b>Total</b>
02/07/2024	Social Haus Media	(1,029.60)	
03/04/2024	Social Haus Media	(1,029.60)	
04/02/2024	Social Haus Media	<u>(1,029.60)</u>	(3,088.80)
04/04/2024	Tricky Dick's Catering & Events	<u>(1,000.00)</u>	(1,000.00)
01/23/2024	TX2 Engineering	(7,120.00)	
03/29/2024	TX2 Engineering	<u>(2,380.00)</u>	(9,500.00)
04/02/2024	UES Professional Solutions 45 LLC	<u>(8,900.00)</u>	(8,900.00)
02/06/2024	Waterfront Solutions	(1,750.00)	
03/04/2024	Waterfront Solutions	<u>(3,500.00)</u>	(5,250.00)
01/17/2024	Webflow.com	(30.91)	
01/23/2024	Webflow.com	(127.92)	
02/20/2024	Webflow.com	(30.91)	
02/23/2024	Webflow.com	(127.92)	
03/18/2024	Webflow.com	(30.91)	
03/25/2024	Webflow.com	<u>(127.92)</u>	(476.49)
02/06/2024	Whitewater Music	<u>(20,000.00)</u>	(20,000.00)
01/23/2024	Winstead, PC	(14,872.00)	
03/11/2024	Winstead, PC	<u>(7,325.00)</u>	(22,197.00)
			<u><u>\$ (1,706,603.70)</u></u>

**TBOTG Development, Inc.**

Insider Payments

Date	Name	Description	Amount	Totals
05/19/2023	Guadalupe 306, LP	Down payment on land purchase	\$ 3,750,000.00	
05/31/2023	Guadalupe 306, LP	True up payments on expenses	1,500.00	
10/31/2023	Guadalupe 306, LP	True up payments on expenses	1,700.00	
				\$ 3,753,200.00
11/09/2023	Whitewater Music	Box for 2024 Season	14,250.50	
12/12/2023	Whitewater Music	Box for 2024 Season	35,000.00	
02/06/2024	Whitewater Music	Box for 2024 Season	20,000.00	
				69,250.50
09/29/2023	WTK Development, LLC	Development management fee - 10 lot sales	517,367.00	
10/11/2023	WTK Development, LLC	Reimbursement for Chesley House payroll	2,662.75	
11/09/2023	WTK Development, LLC	Reimbursement for Chesley House payroll	2,043.83	
12/05/2023	WTK Development, LLC	Reimbursement for Chesley House payroll	3,981.62	
12/28/2023	WTK Development, LLC	Reimbursement for Chesley House payroll	5,962.16	
02/06/2024	WTK Development, LLC	Reimbursement for Chesley House payroll	4,095.46	
03/04/2024	WTK Development, LLC	Reimbursement for Chesley House payroll	3,996.57	
04/02/2024	WTK Development, LLC	Reimbursement for court/filing fees	1,738.00	
04/02/2024	WTK Development, LLC	Reimbursement for Kell Mercer retainer	25,000.00	
04/10/2024	WTK Development, LLC	Reimbursement for Chesley House payroll	3,974.77	
				570,822.16
				<u>\$ 4,393,272.66</u>



**United States Bankruptcy Court  
Western District of Texas, Austin Division**

In re TBOTG Development, Inc.

Debtor(s)

Case No.

Chapter

11

## VERIFICATION OF CREDITOR MATRIX

I, the President of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **April 16, 2024**

/s/ William T. Koriath

**William T. Koriath/President**

Signer/Title

Alpha Mobile Restrooms  
222 Hutchison Street  
San Marcos, TX 78666

Comal County, Texas  
c/o Julie Parsons  
McCreary Veselka Bragg & Allen PC  
P.O. Box 1269  
Round Rock, TX 78680

David Pfeuffer  
Langley, Banack & Pfeuffer  
170 E San Antonio St  
New Braunfels, TX 78130

Erickson Demel & Associates, PLLC  
7800 N Mopc Expy Ste 215  
Austin, TX 78759

First Texas Bank, Georgetown, Texas  
P.O. Box 649  
Georgetown, TX 78627

Gilbreath Outdoor Advertising  
P.O Box 1264  
Friendswood, TX 77549-1264

Guadalupe 306, LP  
3400 Oakmont Blvd  
Austin, TX 78703

Harris Road Co., Inc.  
P.O. Box 1001  
Wimberley, TX 78676

Hideout On The Horseshoe, LLC  
11860 FM 306  
New Braunfels, TX 78132

HomeView Technologies, Inc.  
d/b/a LiveView Technologies, Inc.  
1226 S 1480 W  
Orem, UT 84058

James Dye  
58 Oyster Creek Ct  
Lake Jackson, TX 77566

Jonathan H. Hull  
Reagan Burrus, PLLC  
401 Main Plaza Ste 200  
New Braunfels, TX 78131

Kinney Landscape Services, LLC  
371 Inspiration Drive  
New Braunfels, TX 78130

KOM Productions, LLC  
915 West South Street  
Leander, TX 78641

Kona Coast Venture, Ltd.  
c/o Kona Coast, LLC  
11860 FM 306  
New Braunfels, TX 78132

Latuya Construction, LLC  
191 E Faust  
New Braunfels, TX 78130

LiveView Technologies, Inc.  
P.O. Box 17853  
Denver, CO 80217-5782

Matthew Baumgartner  
Armbrust & Brown PLLC  
100 Congress Ave Ste 1300  
Austin, TX 78701

Nash Brothers Land Services LLC  
501 Mussey Road  
Dripping Springs, TX 78620

Oxbow Land Partners, LLC  
11860 FM 306  
New Braunfels, TX 78132

Pharis Design, Inc.  
2525 S Lamar Blvd Unit 4  
Austin, TX 78704

Ross Spence  
Spence, Desenberg & Lee, PLLC  
1770 St James Place, Ste 625  
Houston, TX 77056

Whitewater Investment Partners, LLC  
c/o Ross Spence  
Spence, Desenberg & Lee, PLLC  
1770 St James Place, Ste 625  
Houston, TX 77056

Whitewater Sports, LLC  
11860 FM 306  
New Braunfels, TX 78132

William T. Koriath  
3400 Oakmont Blvd  
Austin, TX 78703

Winstead PC  
500 Winstead Building  
2728 N. Harwood Street  
Dallas, TX 75201

Worth Ross Management Co., Inc.  
222 West Ave Ste 200  
Austin, TX 78701

WTK Development, LLC  
11860 FM 306  
New Braunfels, TX 78132

**United States Bankruptcy Court  
Western District of Texas, Austin Division**

In re **TBOTG Development, Inc.**

Debtor(s)

Case No.  
Chapter

**11**

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for **TBOTG Development, Inc.** in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

■ Whitewater Casitas, LLC

**April 16, 2024**

Date

**/s/ Kell C. Mercer**

**Kell C. Mercer**

Signature of Attorney or Litigant  
Counsel for **TBOTG Development, Inc.**

**Kell C. Mercer, P.C.**

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